

392 86-520-XA **PETITION FOR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Two (2) Single-Faced 12' x 25' Illuminated Advertising Structures.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): Foster and Kleiser
(Type or Print Name) George Arconti, Jr. Agent
Signature *George Arconti, Jr.*
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: T. Rogers Harrison
(Type or Print Name) 3001 Remington Avenue, 235-8820
Signature Address Phone No.
T. Rogers Harrison, Baltimore, Maryland, 21211
City and State
306 West Joppa Road, Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
Towson, Maryland, 21204 *George Arconti, Jr.*
City and State Name
Attorney's Telephone No.: 3001 Remington Avenue, 235-8820
Address Phone No.
21211

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1986, at 11:45 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

392 86-520-XA **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.3 c to permit a front setback of 3 feet in lieu of the required 25 feet and 413.3 d to permit a distance of 25 feet to the street intersection in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Paper Street

Property is to be posted and advertised as prescribed by Zoning Regulations.

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Carl J. Jahn
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(over)

IN RE: PETITIONS SPECIAL EXCEPTION AND ZONING VARIANCES
W/S of York Road, 310' S of the centerline of Thelma Avenue - 8th Election District
Foster and Kleiser,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-520-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising signs and, additionally, variances to permit a front yard setback of 3 feet instead of the required 25 feet and a setback to the street intersection of 25 feet instead of the required 50 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Barry Friedman, Director of Public Relations, appeared and was represented by Counsel. Manual DiPaola, owner of the Turf Inn, appeared in support. There were no Protestants.

Testimony indicated that the "billboards" are presently situated on property zoned B.R. and located on York Road and High View Avenue, adjacent to the Turf Inn. The Petitioner proposes to move them to another location on the property at an angle to York Road and parallel to High View Avenue. The Turf Inn will lease that portion of the property on which they are now located to provide additional parking.

The Petitioner seeks relief from Section 413.3, pursuant to Section 502, and from Sections 413.3.C and D, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested special exception and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1986, that the Petition for Special Exception for two, 12' x 25' single-faced, side-by-side, illuminated outdoor advertising signs and, additionally, the Petition for Zoning Variances to permit a front yard setback of 3 feet instead of the required 25 feet and a setback to the street intersection of 25 feet instead of the required 50 feet be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Carl J. Jahn
Zoning Commissioner of Baltimore County

It is clear that the BCZR permits the use requested by the Petitioner in a B.R. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1310 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

It is clear from the testimony that if the variances were granted, such use proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

- 2 -

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

18 Ventrol
Publisher

Cost of Advertising

27.50

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 4, 1986.

TOWSON TIMES,

18 Ventrol
Publisher

4250

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

Blaine District
Case No. 86-520-XA

LOCATION: West Side of York Road, 310' S of the Centerline of Thelma Avenue
DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Joppa Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for two single-faced 12 feet by 25 feet illuminated advertising structures.

Petition for Zoning Variances to permit a front yard setback of 3 feet in lieu of the required 25 feet and a distance of 25 feet to the street intersection in lieu of the required 50 feet.

Being the property of Foster and Kleiser, as shown on plat filed with the Zoning Office. In the event that this Petitioner's is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above at the hearing.

By Order of
CAROL J. JAHN
Zoning Commissioner
of Baltimore County
5012 June 5.

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

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Case No. 86-520-XA

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

George Arconti, Jr., Agent
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Item No. 392 - Case No. 86-520-XA
Petitioner: Foster and Kleiser
Special Exception and Variance Petitions

Dear Mr. Arconti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

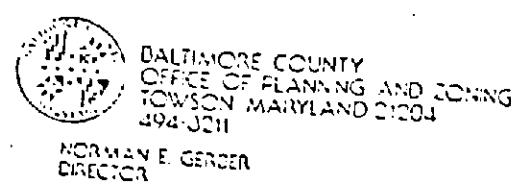
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: T. Rogers Harrison
306 West Joppa Road
Towson, Maryland 21204



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 2, 1986

Re: Zoning Advisory Meeting of MAY 6, 1986
Item # 392 FOSTER AND KLEISER
Location: W/S YORK ROAD, 310' S OF d
THELMA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

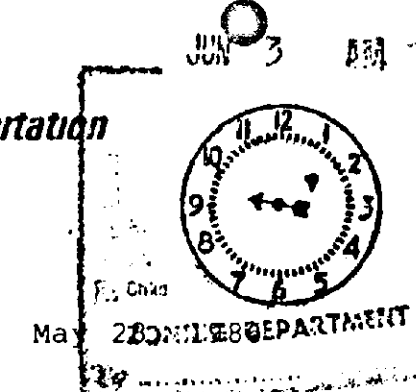
- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 170-79, and its conditions change and are evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Esther A. Bober
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration



William K. Holmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 5-6-86

ITEM: 392.

Property Owner: Foster & Kleiser
Location: W/S York Road, Route 45,
310 feet S. of centerline Thelma
Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit
a front setback of 3 feet in lieu
of the required 25 feet and to
permit a distance of 25 feet to the
street intersection in lieu of the
required 50 feet and Special
Exception for two single faced
advertising structures
Acres: 15" x 60'
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section c/o Morris Stein, (659-1642) for all comments relative to zoning.

Very truly yours,

Charles R. Chief
Charles R. Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Foster and Kleiser

Location: W/S York Road, 310 feet S. of centerline Thelma Avenue

Item No.: 392

Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl G. Kelly 5/20/86*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 392 Zoning Advisory Committee Meeting are as follows:

Property Owner: Foster and Kleiser
Location: W/S York Road, 310 feet S of c/l Thelma Avenue
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Group, except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1601, Section 1602, and Table 1607. No openings are permitted in an exterior wall within 1'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1601 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to same Use [blank]. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Evermore. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Signs shall comply with Article 19 as amended by Council Bill #17-85.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. The applicant may obtain additional information by visiting Room 172 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer, Jr.
Charles E. Dyer, Jr.
Building Plans Review

4/22/86

392 86-520-XA **PETITION FOR SPECIAL EXCEPTION**

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After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1310 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

It is clear from the testimony that if the variances were granted, such use proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

- 2 -

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5, 1986.

THE JEFFERSONIAN,

18 Ventrol
Publisher

Cost of Advertising

27.50

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 4, 1986.

TOWSON TIMES,

18 Ventrol
Publisher

4250

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

Blaine District
Case No. 86-520-XA

LOCATION: West Side of York Road, 310' S of the Centerline of Thelma Avenue

DATE AND TIME: Monday, June 23, 1986, at 11:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Joppa Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Special Exception for two single-faced 12 feet by 25 feet illuminated advertising structures.

Notice for Zoning Variances is posted in front of the property of Foster and Kleiser, as shown on plat filed with the Zoning Office.

In the event that the Petitioner(s) is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above at the hearing.

By Order of
J. CARL JAHN
Zoning Commissioner
of Baltimore County
5012 June 5.

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCES

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By Order of
J. CARL JAHN
Zoning Commissioner
of Baltimore County
5012 June 4.

Attest:
cc: Andrew Janquitto, Esquire
People's Counsel

- 3 -

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

George Arconti, Jr., Agent
Foster and Kleiser
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Item No. 392 - Case No. 86-520-XA
Petitioner: Foster and Kleiser
Special Exception and Variance Petitions

Dear Mr. Arconti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

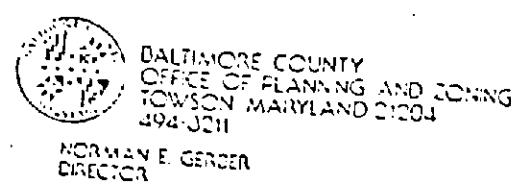
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: T. Rogers Harrison
306 West Joppa Road
Towson, Maryland 21204



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 2, 1986

Re: Zoning Advisory Meeting of MAY 6, 1986
Item # 392 FOSTER AND KLEISER
Location: W/S YORK ROAD, 310' S OF d
THELMA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

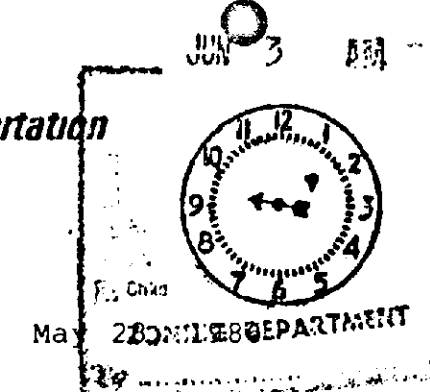
- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 170-79, and its conditions change and are evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Esther A. Bober
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration



William K. Holmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 5-6-86

ITEM: 392.

Property Owner: Foster & Kleiser
Location: W/S York Road, Route 45,
310 feet S. of centerline Thelma
Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit
a front setback of 3 feet in lieu
of the required 25 feet and to
permit a distance of 25 feet to the
street intersection in lieu of the
required 50 feet and Special
Exception for two single faced
advertising structures
Acres: 15" x 60'
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section c/o Morris Stein, (659-1642) for all comments relative to zoning.

Very truly yours,

Charles R. Chief
Charles R. Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Foster and Kleiser

Location: W/S York Road, 310 feet S. of centerline Thelma Avenue

Item No.: 392

Zoning Agenda: Meeting of 5/6/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Cassel* 5/20/86
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 392 Zoning Advisory Committee Meeting are as follows:

Property Owner: Foster and Kleiser
Location: W/S York Road, 310 feet S of c/l Thelma Avenue
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Group, except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1601, Section 1602, and Table 1607. No openings are permitted in an exterior wall within 1'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1601 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Same Use. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Signs shall comply with Article 19 as amended by Council Bill #17-85.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. The applicant may obtain additional information by visiting Room 172 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles R. Chief
Charles R. Chief
Building Plans Review

4/22/86